LLANSOY

Guide price **£280,000**

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YEW TREE COTTAGE

Llansoy, Usk, Monmouthshire NP15 1DF

Detached cottage set in pretty Monmouthshire village
Convenient for amenities in Usk and Chepstow
Off road parking and countryside views

Set in the charming Monmouthshire village of Llansoy, this delightful detached cottage enjoys a peaceful rural setting surrounded by the rolling countryside of the Welsh borders. The village offers a tranquil lifestyle with scenic lanes, countryside walks and easy access to the nearby River Usk, making it ideal for those who enjoy outdoor pursuits. Traditional village pubs and a strong sense of community add to the appeal of this picturesque location.

Everyday amenities can be found in the nearby market town of Usk and the historic village of Raglan, while the popular border town of Chepstow provides a wider range of shops, cafés and services. For commuters, excellent road links offer convenient access to the larger centres of Newport, Cardiff and Bristol, all of which offer extensive shopping, leisure and transport connections. This attractive location perfectly balances countryside living with accessibility.

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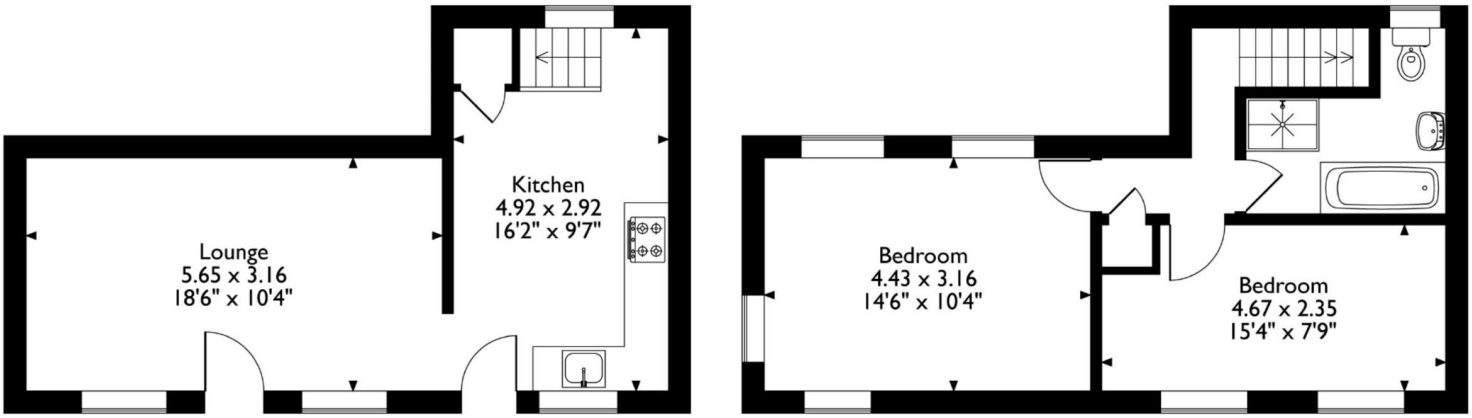
KEY FEATURES

- Detached Cottage
- 2 double bedrooms
- First floor bathroom
- Lounge
- Kitchen/Dining room
- Off road parking

STEP INSIDE

Step inside via a PVC double glazed front door into the welcoming main lounge, a bright and spacious reception room with dual aspect. This charming living space benefits from two windows to the front aspect and two further windows overlooking the rear, allowing natural light to pour in throughout the day. An LPG cast iron burner sits proudly against a characterful exposed stone feature wall, set on a slate hearth, creating an attractive focal point and a cosy atmosphere ideal for relaxing evenings.

Adjacent to the lounge is the kitchen/dining room, a practical and sociable space well suited to everyday living. The kitchen is fitted with a range of wall and base units providing ample storage and worktop space, along with room for freestanding appliances. An integrated LPG gas hob and electric oven cater for cooking needs, while there is plenty of space for a dining table and chairs, making it perfect for both family meals and entertaining. Windows to both the front and rear aspects ensure the room feels light and airy, while a PVC double glazed door opens directly onto the front courtyard, offering convenient access to the outside space. A staircase from this room rises to the first floor landing.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the landing provides access to the two main bedrooms and the family bathroom.

The principal bedroom is a particularly attractive room, enjoying a triple aspect that allows for an abundance of natural light and provides superb views over the surrounding countryside.

The second bedroom is also well proportioned and features two windows to the front aspect, creating another bright and comfortable space that could equally serve as a guest room, nursery or home office.

Completing the accommodation is the family bathroom, which is fitted with a four-piece suite comprising a bath, wash hand basin, wc and a separate shower enclosure. A window to the rear provides natural light and ventilation, finishing this well-appointed and practical room.

STEP OUTSIDE

Step outside and the property continues to impress with its attractive and easy-to-maintain outdoor spaces. To the front of the home is a charming courtyard garden, enclosed by walling with a pedestrian gate providing access. Enjoying a desirable southerly aspect, this area is perfectly positioned to make the most of the sunshine and offers an ideal spot for outdoor seating, whether relaxing with a morning coffee or taking in the surrounding views.

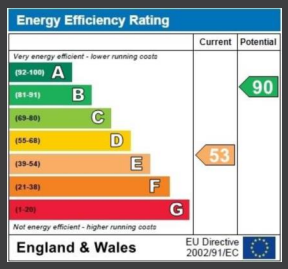
A pathway to the side of the property leads through to the rear where a further private paved patio area provides additional outdoor space. This secluded setting is well suited for al fresco dining, entertaining guests, or simply unwinding in a peaceful environment.
To the side of the house there is also a useful area providing off-road parking for at least two vehicles. Subject to the necessary planning permissions being obtained, this space could potentially accommodate the addition of a garage, offering further practicality and future potential.

INFORMATION

Postcode: NP15 1DF
Tenure: Freehold
Tax Band: D
Heating: Oil
Drainage: Mains
EPC: E

DIRECTIONS

What3words: dentures.encourage.caked



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